



SOLD

UNDER CONTRACT

THE ONLY HOUSE YOU WILL FIND IN COOMBABAH WITHOUT BODY CORPORATE UNDER \$400,000!!

Whether you want to live in it or rent it out, this nice and neat home represents absolute value for money! Located in a quiet pocket of the Northern Gold Coast and just metres from parks, local schools and play area's in the neighbourhood, yet you only 5 min away from Harbour town and the Runaway Bay shopping Centre.

Brick and tile construction and sitting on level block this home features:

- 3 good size bedrooms all with wardrobes
 - 2 separate living areas with air conditioning
 - Spacious kitchen with gas cooking
 - 2 way bathroom with bath & shower
 - Single lock up garage and off street parking for 3 cars, 2 under a shade sail
 - Very low maintenance fenced yard
 - Tiled throughout the house
- CURRENTLY RENTED AT \$410 A WEEK - 5% NET YIELD AT \$389,000!

Coombah is surrounded by walking trails through the nature reserves, estuaries and numerous parks to entertain family & friends. Schools, shopping centres and ever popular Paradise Point cafe strip are only minutes away.

For more information about this property or to arrange viewing please call Andrew Colley 0488 217 803 NOW BEFORE YOU MISS OUT!

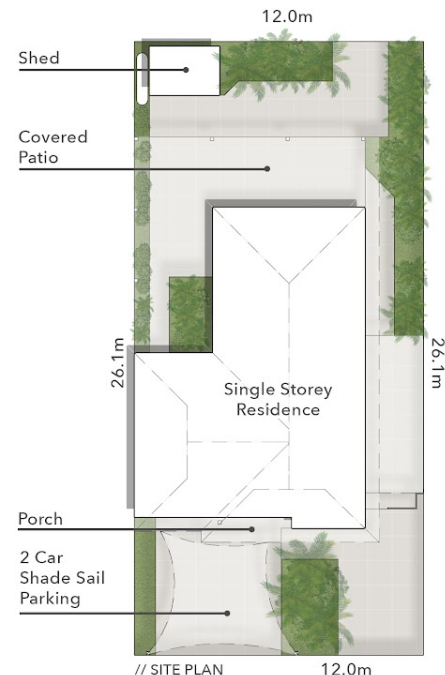
3 BED | 1 BATH | 1 CAR

PRICE:
\$385,000

OPEN FOR INSPECTION:
N/A



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// SITE PLAN 12.0m
 MATISSE COURT

11 Matisse Court
 COOMBABAH
 Block Size 312m²

- 3 Bed
- 1 Bath
- 1 Car + 2 Shade Sail

FLOOR AREA SIZES
 Internal 110m²
 Covered Patios & Porch 57m²
 Total 167m² or 18 Squares

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